

Minutes of a Regular Meeting Town of Los Altos Hills PLANNING COMMISSION

Approved May 3, 2012

THURSDAY, April 5, 2012, 7:00 p.m.
Council Chambers, 26379 Fremont Road

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chambers at Town Hall.

Present: Chairman Collins and Commissioners: Abraham, Clow, and Harpootlian

Absent: Commissioners: Partridge

Staff: Debbie Pedro, Planning Director; Richard Chiu, City Engineer and Public Works Director; Nicole Horvitz, Assistant Planner; and Sarah Corso, Community Development Specialist.

Due to illness Chairman Collins requested that Commission Harpootlian chair the meeting.

2. PRESENTATIONS FROM THE FLOOR –

Davena Gentry, Outreach Coordinator for Acterra's High Energy Homes program, introduced the High Energy Homes project which is a free online software program that uses PG&E smart meter data to identify customized ways to reduce energy waste in homes.

Gary Sawka, neighbor on Conception Road, asked the Commission what could be done about a neighbor's trees that block his solar panels from sunlight during the winter. Debbie Pedro, Planning Director, suggested that Mr. Sawka look into the Solar Rights Act.

3. PUBLIC HEARINGS-

Planning Commission Ex Parte Contacts Policy Disclosure: Commissioner Abraham: Spoke and met with Ms. Nowlin for Item 3.2. Commissioner Clow spoke with the applicant and a neighbor for Item 3.2.

- 3.1 INITIAL STUDY AND NEGATIVE DECLARATION FOR THE ARASTRADERO TRAIL IMPROVEMENT PROJECT; FILE # 269-11-MISC; Project includes the restoration of existing pathways, construction of new pathways, and bike lane striping. The project area begins at the intersection of Arastradero Road and Purissima Road; continue along Arastradero Road under the I-280 freeway to Page Mill Road; continue

along Page Mill Road to the intersection of Baleri Ranch Road/Arastradero Road; and ends at the Los Altos Hills Town boundary on Arastradero Road west of Tracy Court. CEQA Review: Mitigated Negative Declaration (staff-Debbie Pedro).

Debbie Pedro, Planning Director, presented the staff report for the Arastradero Trail Improvement Project. The project was last reviewed by the Commission on December 1, 2011. At the meeting the Planning Commission directed staff to redesign the retaining wall to make it as small as possible. Director Pedro summarized the key changes in the project from a year ago and also noted a correction to the initial study that the numbers of trees to be removed should be six Eucalyptus, four non-Heritage Oak trees, and one Pepper tree.

Richard Chiu, City Engineer/Public Works Director, discussed the changes made to the retaining wall. The proposed wall starts at approximately three feet nine inches, and tapers down to about two feet, over a distance of approximately thirty feet. Portions of the wall are as low as half a foot. The proposed bike lanes along Arastradero are approximately five feet wide, and the vehicle travel lanes have been reduced to a constant width of twelve feet.

Director Chiu identified the design of the newly proposed retaining wall as a cast, in place concrete retaining wall. Staff would like the Commission's recommendations regarding the architectural finish for the wall. Some options are a color concrete finish, stone facing, and a stained concrete finish. Previously a safety fence had been proposed along the portion of the retaining wall greater than forty-two inches. A majority of the wall will not have a fence.

Commissioner Abraham asked Director Chiu if it would be more difficult to clean graffiti from the stone face wall as opposed to the other options provided.

Director Chiu stated that if the stone facing is a smooth service then the ability to clean it would be much better. From his understanding irregular surfaces are less likely to be a target of graffiti.

Commissioner Harpootlian asked staff about proposed plantings for the retaining wall.

Director Chiu explained there are no current plans to place plantings on the wall, however there is room and a proposed water source that should be able to accommodate vines.

Commissioner Abraham stated that many people have concerns regarding safety at the intersection of Stirrup Way and Arastradero Road. He asked staff if they had conducted a sight distance analysis for a car turning onto Arastradero from Stirrup.

Director Chiu stated that separate from the Arastradero project a traffic consultant was hired to conduct a sight distance analysis on Stirrup Way. One of consultant's recommendations was to have a drive feedback sign towards the park and ride to alert vehicles of their speeds. Regarding the current project, he explained that the result of narrowing the travel lanes to a constant width of twelve feet with stripes should lead to a reduction in vehicle speed.

Commissioner Abraham asked Director Chiu about placing a stop sign at the crosswalk near Baleri Ranch Road. His feeling is that a four way stop where Arastradero meets Page Mill Road would enhance safety.

Director Chiu stated if recommended by the Commission, it could be further explored but that the original thought was that the volume of people using the crosswalk is low and therefore installing a crosswalk with an in pavement light system would be sufficient.

COMMISSIONER HARPOOTLIAN OPENED THE PUBLIC HEARING

Yolanda Yang, neighbor on Stirrup Way, expressed concern for soil erosion behind the retaining wall between Stirrup Way and Page Mill Road. She would like for the soil erosion problem to be mitigated prior to development.

Director Chiu explained that behind the proposed wall will be a sub drain in addition to a valley gutter.

Dru Anderson, neighbor on Saddle Court, expressed concern for safety. She spoke with staff about placing a stop sign along Arastradero and Stirrup Way because of poor visibility. She believes the high speed of vehicles along this stretch of road is dangerous to pedestrians, equestrians, and bikers. She supports the new design of the retaining wall and would like staff to save at least one or two of the Oak trees proposed for removal near Stirrup Way.

Director Pedro stated that the Town's Traffic Safety Committee will be looking at the Arastradero and Stirrup Way intersection.

Luu Yang, neighbor on Stirrup Way, is opposed to the project because it will attract a greater number of people to the Town. His main concern is for the safety of residents and the impacts of the project on the environment and ecology of Los Altos Hills.

Mike Mathis, neighbor on Baleri Ranch Road, read a note on behalf of his neighbor Sandra Viarango who is in support of the bike paths along Arastradero Road. Mr. Mathis agrees with his neighbor that Arastradero is a dangerous road and he would like it to be safer for his kids who often want to bike to school. He recently received a letter from the Palo Alto School District which stated that due to a lack of ridership the school district will be eliminating school busses, which will place a greater need for safe bike paths.

Adam Seiver, neighbor on Saddle Court, does not believe the retaining wall is necessary. He is concerned with graffiti, public safety, and how the wall will be landscaped to better blend in with the community. He supports narrowing the road and believes it will have substantial impacts on slowing vehicle speeds. He does not support the existing blinking lights feedback sign because they cheapen the community. When asked by the Commission, Mr. Seiver stated if there is a retaining wall, he would prefer the stone facing design, but believes that any of the walls would be fine if covered in vines.

Alex Mathis, neighbor on Baleri Ranch Road, is a student of Gunn High School and supports the bike paths so he can ride to school and to his friend's homes. He brought a petition to school and received fifteen signatures of students who are in support of adding bike paths along Arastradero Road.

Daniel Jacobson, neighbor on Pase Del Roble and student of Gunn High School, supports the proposed bike paths. He would like to bike to school but does not because of the safety concerns regarding the current condition of Arastradero Road.

Commissioner Abraham asked Mr. Jacobson if he felt a stop sign and crosswalk would be useful at the Arastradero Road and Stirrup Way intersection.

Mr. Jacobson stated that the crossing would be helpful when he jogs.

Joe Santandrea, neighbor on Stanford Court, expressed concern for the blind turn from Liddicoat Drive onto Arastradero Road. He is concerned that increasing bike amenities will increase the danger and would like to see mitigations implemented to warn bicyclist and drivers to slow down and be cautious.

Jitze Couperus, neighbor on Page Mill Road, appreciates the retaining wall height decrease and believes if the Town can get Caltrans to agree to use landscaping to cover the view of the wall from I-280, then the wall will not be attractive to taggers because the wall will be less visible.

Pat Ley, neighbor on Ortega Drive, asked staff about the Oak trees proposed for removal.

Director Pedro explained that nine replacement Oak trees are proposed in the area.

Sue Welch, member of the Open Space Committee, is happy to see the path along Matadero creek remain as a native path. She explained that the Open Space and Pathways Committees requested a low split rail fence be installed along the pathway and riparian area with the intent to discourage people from meandering into the creek and help it stay as natural as possible. While she is happy to see the reduction in the retaining wall height, she is still concerned about graffiti. She would like to see plans for the wall which include landscaping and irrigation. To Ms. Welch's knowledge stop signs cannot be used solely as a measure to slow vehicles.

Commissioner Abraham stated that he is aware of the policy but that the stop signs would be used to allow for safe crossing of streets.

John O'Connell, neighbor on Stirrup Way, believes that an appropriate wall design is an important mechanism for reducing the risk of graffiti. He questioned if enough alternatives to the retaining wall were examined.

Edwina Cioffi, neighbor on Baleri Ranch Road, believes there is a downplay on the environmental, population, housing, public safety, and traffic concerns. One main concern of hers is the small section of the path where Berry Hill Lane curves into a native pathway behind the creek. This is a sensitive area and she strongly suggests the last fifteen feet direct people to

the walkway and away from the creek. She is also concerned about the flashing walkway at Arastradero Road and Stirrup Way which she believes is unnecessary and will provide a false sense of protection. She believes it would be more dangerous to add a stop sign or stop light because cars are coming down a blind turn. She would like to see the wall reduced from three feet nine inches to three feet six inches at the highest point to avoid the need for a protection fence.

Bent Hessen-Schmidt, neighbor on Radcliff Lane, supports the project because it provides safety measures for his children who would like to bike to school. He would like to see the path near the Page Mill bridge curve towards the creek and away from the roadway to accommodate for greater safety.

Richard Steinberg, neighbor on Radcliff Lane, supports the project because residents in his area would like to bike to work and school but are unable to because of unsafe conditions. He would like to see the narrow path behind the park and ride turned into a Type IIB path. He agrees with Mr. Hessen-Schmidt that that pathway along the creek near the Page Mill bridge should curve towards the creek. He also favors the stop sign at Arastradero Road and Page Mill Road because the intersection is at an angle which hinders one's ability to see others as they are coming down the hill.

Nancy Couperus, neighbor on Page Mill Road and member of the Open Space Committee, stated that the Open Space Committee would like to see vines planted over the wall to protect it from graffiti. Both the Pathways and Open Space Committees have recommended a small split rail fence along Matadero Creek because they would like to keep the creek a native path and the riparian area as pristine as possible.

Gary Sawka, neighbor on Conception Road, is concerned for residents' safety and has observed that the most dangerous part of the drive is along Deer Creek Road and Purissima Road because there are no shoulders on the roadway. Although there is a bicycle lane it is underutilized and many bicyclist travel on the road.

COMMISSIONER HARPOOTLIAN CLOSED THE PUBLIC HEARING

Commissioner Clow asked staff to look into lowering the retaining wall three inches to avoid the need for a protective fence along the top of the retaining wall because it would improve the aesthetics of the wall.

Commissioner Clow asked staff why there is no provision for bike lanes between Berry Hill and Arastradero Road.

Director Chiu explained that there is an existing bridge at the location which does not have enough width to accommodate a bike lane.

Commissioner Abraham asked Director Chiu if it would be possible to construct a living wall.

Director Chiu stated that the living wall option was considered but the more the wall is tapered the higher it would need to be because the slope of the hill is steeper than 2:1.

Commissioner Abraham asked staff if it would be feasible to run plantings along the full length of the back side of the retaining wall with an irrigation system.

Director Chiu explained that it would be difficult because behind the proposed wall is a concrete valley gutter for the drainage.

Chairman Collins identified that there is still a great concern for the wall being tagged and asked staff if it was possible to modify the texture of the wall to deter tagging. She suggested that the wall not be designed for the purpose of making graffiti impossible, but rather to make the wall as unattractive to tagging as possible. She believes covering the wall with vines is not the best solution because anyone who is set on tagging the wall will just cut through them.

Commissioner Harpootlian suggested using a clinging vine such as ivy, which would be difficult to cut off the wall. He asked Director Chiu if the Liddicoat and Arastradero Road intersection has been reviewed for safety.

Director Chiu stated that the Liddicoat intersection has not been examined as closely as the Stirrup Way intersection. He stated that he could further examine the intersection based on the comments from the meeting.

Commissioner Harpootlian asked Director Chiu to explain the split rail fence proposed along Matadero Creek.

Director Chiu stated that the fence was considered when a Type IIB path was originally proposed to be constructed in the area. Staff thought because work was no longer in progress the fence was not going to be needed but staff understands that there is still the request for the split-rail fence. He is uncertain to where the exact location of the fence is and if the water district will have any jurisdiction or concerns in regards to the fence. Director Chiu stated that the fence could be considered separately from the Arastradero Trail Improvement Project.

Commissioner Harpootlian asked Director Chiu if there is something the Town can do to improve signage at Purissima and Arastradero Road so people are encouraged to use the pedestrian, equestrian, and bicycle path.

Director Chiu stated that signage has been installed to direct bicyclist to the bicycle path. He explained that in the past staff has contacted the City of Palo Alto, who maintains the pathway, to request that they make improvements to the path and make it more bike friendly.

MOTION MADE, SECONDED, AND PASSED BY ROLL CALL VOTE:

Commissioner Abraham moved to recommend approval of the initial study and negative declaration for the Arastradero Trail Improvement Project. Seconded by Commissioner Clow.

AYES: Commissioners: Abraham, Clow, Harpootlian and Chairman Collins
NOES: None
ABSENT: Commissioners: Partridge
ABSTAIN: None

Conversation ensued about the specific design recommendations for the Arastradero Trail Improvement Project.

Commissioner Clow would like to see the highest portion of the retaining wall lowered by three inches, if possible, to eliminate the need for the protective fence along the top of the wall. He would like to see plantings and irrigation along the last thirty feet of the wall. Going beyond the thirty feet is unnecessary because the wall is two feet or lower. He believes the stone facing is going to be the most likely to discourage graffiti and will break up the appearance of the wall. He supports the split rail fence to discourage people from wandering into Matadero Creek. He recommends not building the curved Type IIB path towards the creek.

Commissioner Harpootlian recommended that staff examine safety improvement at the Liddicoat and Arastradero intersection.

Commissioner Abraham strongly recommends a three-way stop with crosswalks across Arastradero Road and Stirrup Way. He also recommends a crosswalk and stop signs be installed at the intersection of Page Mill Road and Arastradero Road near Baleri Ranch Road. Regarding the retaining wall he strongly recommends having a rough surface to discourage tagging.

Commissioner Clow stated that he believes there is a legal process for adding stop signs.

Commissioner Harpootlian stated that the Town has a Traffic Safety Committee who deals with these types of situations and he does not feel the need to override the committee.

Commissioner Clow suggested that the Commission state there is a concern for safety at the Arastradero Road /Stirrup Way intersection and the Page Mill Road /Arastradero Road intersection, and would like the Traffic Safety Committee to consider both.

Commissioner Clow made a motion to reiterate the recommendations to be forwarded to the City Council: adding vines or shrubs to the last thirty feet of the retaining wall, texturing the retaining wall with a stone facing, adding a split rail fence near Matadero Creek, investigate lowering the highest point of the retaining wall by three inches to eliminate the need for a protective fence along the top of the wall, ending the Type IIB path before it curves towards the off road path along Matadero Creek, review the Liddicoat and Arastradero intersection and review signage for the Arastradero and Purissima intersection, and have the Traffic Safety Committee evaluate the safety of the Stirrup Way /Arastradero Road intersection and the Page Mill Road /Arastradero Road intersection. Seconded by Commissioner Abraham.

PASSED BY ROLL CALL VOTE:

AYES: Commissioners: Abraham, Clow, Harpootlian and Chairman Collins

NOES: None
ABSENT: Commissioners: Partridge
ABSTAIN: None

Chairman Collins left the meeting due to illness.

- 3.2 LANDS OF NOWLIN, 10300 W. Loyola Drive; File #264-11-ZP-SD-GD; A request for a Site Development Permit for an interior remodel and a 938 square foot single story addition, a 847 square foot basement, and a 214 square foot bunker. In addition, the applicant requests the removal of one (1) 13.6" heritage oak tree along the south side of the driveway/backup area. CEQA Review: Categorical Exemption per Section 15303 (a) (staff-Nicole Horvitz).

Nicole Horvitz, Assistant Planner, presented the staff report for a site development permit for an interior remodel, a single story addition, and a basement/bunker. The 2.94 acre property is located on the south side of West Loyola Drive. The property was annexed into the Town in 2007. There is a 5,256 square foot single-story residence and swimming pool on the property. The proposal is for a 938 square foot addition which includes a new four car garage, minor addition to the existing kitchen which will also be remodeled, a new office, laundry room, and bathroom. There is a 1,061 square foot basement proposed underneath the laundry room, office, and bathroom. Two hundred and fourteen square feet of the basement is not located directly under floor area and is considered a bunker. One Heritage Oak tree located south of the driveway is proposed to be removed. The conditions of approval for the project require a 3:1 ratio replacement with 24 inch Box Oaks trees.

Commissioner Abraham asked Assistant Planner Horvitz about condition 14, regarding the 20 foot wide ingress/egress easement along the common driveway. He wondered if the Commission could void the existing easement so there are not two overlapping easements.

Assistant Planner Horvitz stated that the applicant is planning to abandon the portion of the existing easement facing the street, which can be done as a separate application.

Commissioner Abraham asked if the Town would do anything to facilitate the abandonment of the easement.

Director Pedro explained that the request to vacate an unused easement would go to the City Council as a consent calendar item. She explained that vacating the easement is not mandatory and is something the applicant would need to initiate.

Commissioner Harpootlian clarified that the easement belongs to the neighbors and cannot simply be abandoned by the applicant. However the current application is to dedicate the easement in favor of the neighbor. But it is the neighbor who has the ability to abandon the easement.

Commissioner Abraham suggested reworking condition 14 to include that the applicant will dedicate the ingress/egress easement provided the neighbors abandon the existing easement.

COMMISSIONER HARPOOTLIAN OPENED THE PUBLIC HEARING

Jeff Berg, Applicant's Architect, stated that it is his client's intent to make the addition blend in with the design style of the home. He also clarified that the current easement is unused and his client's intention is to correct the easement so it lies over the existing driveway.

Nick Dunckel, Pathways Committee member, explained that West Loyola is a narrow and windy street which is dangerous for pedestrians. Adding a path along West Loyola corresponds with the Committee's normal guidelines found in the General Plan's Pathway Elements. He stated that in February the Pathways Committee chairman went to the City Council and requested that the Pathways Committee use the pathway guidelines until an official map update is generated and approved. He believes that requesting a path along West Loyola is the right step for the applicant to take.

Commissioner Abraham stated that a pathway cannot be imposed on a property unless it is on the Master Pathway Map. Commissioner Abraham explained that he supports the pathway because the applicant is willing to create a pathway.

Mr. Berg stated that his client was under the impression he does not have a choice in the matter.

Commissioner Harpootlian explained that the applicant can opt to pay a pathway in lieu fee which typically costs more than installing a path.

Commissioner Abraham stated that a concern of the applicant's is probably the possibility that people visiting the San Antonio Park area will use the property frontage for parking. Commissioner Abraham asked that the requirement for the pathway be modified to include that the existing rocks along the roadside be allowed to remain, allowing the pathway to be separate from the road.

COMMISSIONER HARPOOTLIAN CLOSED THE PUBLIC HEARING

MOTION MADE, SECONDED, AND PASSED BY ROLL CALL VOTE:

Commissioner Abraham moved to approve the project with the two modifications: 1) change the language of condition 14 to read that the applicant will dedicate the new easement provided the adjoining neighbors abandon the unused portion of the existing easement. 2) keep the existing rocks in front of the home to separate the pathway from the roadway.

AYES:	Commissioners: Abraham, Clow and Harpootlian
NOES:	None
ABSENT:	Chairman Collins and Commissioner Partridge
ABSTAIN:	None

- 3.3 Amendments to the Outdoor Lighting Policy; File # 302-11-MISC; The proposal would update and remove outdated language in the policy and include requirements for sports courts and swimming pools. CEQA Review: Exempt per Section 15061(b)(3) (staff-Nicole Horvitz).

Nicole Horvitz, Assistant Planner, presented the staff report. The Environmental Design and Protection Committee recently proposed to update the policy originally approved in 1997, because it has outdated terms and inconsistent code references. Assistant Planner Horvitz summarized the suggested changes to the policy as follows: remove the term design guidelines, reference the recently adopted Fast Track Guide for New Residences, correct the code references, and include the requirements for sports courts and swimming pool lighting. With the amendments the Environmental Design and Protection Committee also recommends adding the definitions of glare and light pollution. The recommendation before the Planning Commission is to forward a recommendation of approval to the City Council for the amendments to the Outdoor Lighting Policy.

COMMISSIONER HARPOOTLIAN OPENED THE PUBLIC HEARING

Nick Dunkel, Pathways Committee member, stated that there are a few homes that radiate an enormous amount of light, most of which were built within the past five or ten years under the current regulations. He recommends quantitative measurement limits for lights.

Pat Ley, member of the Environmental Committee, stated that the committee spoke with Director Pedro about establishing quantitative measurement limits for lights, and the problem is enforcement and actually having someone measure the amount of emitted light. She explained that the committee's original intention was to update the Outdoor Lighting ordinance but because lighting technology changes so often, the Committee decided to focus on the policy instead of changing the Ordinance.

Commissioner Abraham stated that he believes the biggest issue is a lack of enforcement. He stated that a few properties such as Pinewood School, has installed high intensity lights without shields to limit the exposure. He also noted that the Fremont Hills Country Club has put up a number of metal halide lights which he does not believe were permitted, and feels the Town should enforce the lighting ordinance.

Commissioner Harpootlian agreed with Commissioner Abraham that Pinewood School emits an excessive amount of light.

Director Pedro stated that she can have the Public Safety Officer look into the situation at Pinewood School and the Fremont Hills Country Club.

Commissioner Harpootlian asked if there is a desire and/or need to do a full review of the ordinance.

Director Pedro stated that the Environmental Design and Protection Committee's effort to amend the policy is the first step, and if the Commission desires to do so, a request can be forwarded to the City Council to update the Outdoor Lighting Ordinance.

Neela Shukla, member of the Environmental Design Committee, stated that the Committee received a lot of concerns from a few neighbors regarding light pollution. She explained that the Committee initiated changing the Lighting Policy with the hope of addressing it at a much larger level.

COMMISSIONER HARPOOTLIAN CLOSED THE PUBLIC HEARING

Commissioner Abraham stated that he does not believe wattage is a good measurement tool because lighting technology changes rapidly. He stated that the proposed policy, if it is applied and enforced, will solve 99.9% of the Town's lighting problems. In his opinion shielding the emitter will cause the light to emit downward, which will illuminate the property but not disturb others.

Commissioner Clow asked staff if there is any recourse for residents who put up lights after final approval of their project.

Director Pedro state that it would be a code violation and the Town would send the Public Safety Officer to investigate the problem. The process for this is complaint driven.

Commissioner Harpootlian asked staff if there was a separate process for dealing with schools.

Director Pedro stated that the Town will look into the lighting concerns for Pinewood School and the Fremont Hills Country Club.

MOTION MADE, SECONDED, AND PASSED BY ROLL CALL VOTE:

Commissioner Clow moved to recommend to the City Council that they approve the amendments to the Town's Lighting Policy. Seconded by Commissioner Abraham.

AYES: Commissioners: Abraham, Clow and Harpootlian
NOES: None
ABSENT: Chairman Collins and Commissioners Partridge
ABSTAIN: None

The Planning Commission noted that it is their sense that the major issue is enforcement.

4. OLD BUSINESS – none

5. NEW BUSINESS – none

6. REPORTS FROM CITY COUNCIL MEETINGS

- 6.1 Planning Commission Representative for March 15 – Commissioner Partridge
- 6.2 Planning Commission Representative for April 19 – Commissioner Abraham
- 6.3 Planning Commission Representative for May 17 – Commissioner Harpootlian

7. APPROVAL OF MINUTES

- 7.1 Approval of March 1, 2012 minutes.

MOTION MADE, SECONDED, AND PASSED BY CONSENSUS: Motioned by Commissioner Harpootlian and seconded by Commissioner Clow to approve the March 1, 2012 minutes, as corrected.

8. REPORTS FROM FAST TRACK MEETINGS – MARCH 13, MARCH 20, MARCH 27, AND APRIL 3, 2012

- 8.1 LANDS OF ZEEV, 26493 Weston Drive; File #274-11-ZP-SD-GD; A request for a Site Development Permit for a new 4,824 square foot single story residence with a 997 square foot detached secondary dwelling unit and a 708 square foot swimming pool. (Maximum building height: 18') CEQA Review: Categorical Exemption per Section 15303 (a) and (e) (staff-Brian Froelich).
- 8.2 LANDS OF RANDALL & BOISSICAT, 13769 Wildflower Lane; File #315-11-ZP-SD-GD; A request for a Site Development Permit for a major remodel with an 1,136 square foot basement addition. (Maximum height 26'6") CEQA Review: Categorical Exemption per Section 15301(e) (staff-Brian Froelich).
- 8.3 LANDS OF BERGMAN, 26310 Esperanza Drive; File #288-11-ZP-SD-GD; A request for a Site Development Permit for 5,095 square foot single story new residence. (Maximum height 21 feet) CEQA Review: Categorical Exemption per Section 15303(a) (staff-Brian Froelich).
- 8.4 LANDS OF SHARP AND HARRIS, 26958 Dezahara Way; File #283-11-ZP-SD-GD; A request for a Site Development Permit for 4,981 square foot two story new residence, a 2,035 square foot basement, and a 592 square foot swimming pool. (Maximum height 26'8") CEQA Review: Categorical Exemption per Section 15303 (a)&(e) (staff-Brian Froelich).
- 8.5 LANDS OF MORGAN; 13209 West Sunset Drive; File #59-11-ZP-SD-GD; A request for a Site Development Permit for a 4,884 square foot new two story residence (maximum height 26'), with a 2,143 square foot basement and a 999 square foot detached secondary dwelling unit with a 999 square foot basement. In addition, the applicant requests to remove one (1) 26.4" heritage oak tree located along the south side of the driveway/backup area. CEQA review: Categorical Exemption per Section 15303 (a) (staff-Nicole Horvitz).

9. REPORTS FROM SITE DEVELOPMENT MEETINGS – MARCH 6, MARCH 20,
AND April 3, 2012

- 9.1 LANDS OF XIA, 25631 Vinedo Lane; File #222-11-ZP-SD; A request for a Site Development Permit for a 676 square foot swimming pool and spa and a landscape screening plan for a new 6,565 square foot two story residence approved on April 2, 2009. CEQA review: Categorical Exemption per Section 15304 (b) (Staff-Nicole Horvitz).
- 9.2 LANDS OF KIRK, 26045 Newbridge Drive; File #296-11-ZP-SD; A request for a Site Development Permit of a landscape screening plan for a 1,171 square foot first and second story addition approved on June 29, 2010. CEQA review: Categorical Exemption per Section 15304 (b) (Staff-Nicole Horvitz).
- 9.3 LANDS OF IQBAL, 12369 Gigli Court; File #286-11-ZP-SD-GD; A request for a Site Development Permit for a 35' x 20' sports court and driveway modification. CEQA review: Categorical Exemption per Section 15303 (e) (Staff-Brian Froelich).
- 9.4 LANDS OF PANACCIONE; 12760 Dianne Drive; File #37-12-ZP-SD; A request for a Site Development Permit of a landscape screening plan for a 4,988 sq. ft. single story new residence approved on July 19, 2011. CEQA review: Categorical Exemption per Section 15304 (b) (Staff-Brian Froelich).

10. ADJOURNMENT

The meeting was adjourned by consensus at 10:00 p.m.

Respectfully submitted,

Sarah Corso
Community Development Specialist

The minutes of the April 5, 2012, Planning Commission meeting were approved as corrected at the, May 3, 2012, Planning Commission meeting.